

BILL NO. **88-67**

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 88-67

Introduced by Council President Hardwicke at the  
request of the County Executive

Legislative Day No. 88-30 Date October 4, 1988

AN ACT to repeal and re-enact, with amendments, Section II, Definitions, Subsection a of Section 5.04, Section 4.18, and Section 4.19 of Section IV, Requirements for the Subdivision of Land of the Subdivision Regulations for Harford County; to provide for the addition and deletion of certain definitions in the Subdivision Regulations for Harford County; to provide that Subdivision Regulations be consistent with the Transportation Element of the Master Plan and the Harford County Road Code.

By the Council, October 4, 1988

Introduced, read first time, ordered posted and public hearing scheduled

on: November 1, 1988

at: 6:00 P.M.

By Order: Doris Loulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held

on November 1, 1988

and concluded on November 15, 1988

Doris Loulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. **88-67**

1 Section 1. Be It Enacted By The County Council of Harford  
2 County, Maryland, that Section II, Definitions, of the  
3 Subdivision Regulations for Harford County, be, and that  
4 Subsection a of Section 5.04, Section 4.18, and Section 4.19 of  
5 Section IV, Requirements for the Subdivision of Land, all of the  
6 Subdivision Regulations for Harford County, be, and they are  
7 hereby repealed and re-enacted, with amendments, all to read as  
8 follows:

9 Section II. Definitions.

10 The following definitions represent the meaning of terms as  
11 used in these Regulations:

12 [2.04 Arterial Highway. A street, highway, or controlled  
13 access road serving or proposing to serve as a major traffic way.

14 2.27 Major Road Plan. The official plan of highways,  
15 primary and secondary thoroughfares or parkways made and adopted  
16 by the Harford County Department of Planning and Zoning in  
17 accordance with Article 66B of the Annotated Code of Maryland,  
18 and duly recorded.

19 2.51 Street. The public right-of-way which provides access  
20 to abutting properties.

21 2.52 Street, Collector. A street which serves to carry  
22 traffic to or from several primary or minor streets, and connects  
23 them to other collector streets or to arterial highways, and  
24 usually also serves the primary function of producing access to  
25 abutting properties.

26 2.53 Street, Marginal Access. A minor street, parallel to  
27 and adjacent to an arterial highway, which provides access to  
28 abutting properties, and eliminates multiple entrances to said  
29 arterial highway.]

30 2.26 MAJOR ROAD PLAN. A SUBSECTION OF THE TRANSPORTATION  
31 ELEMENT OF THE HARFORD COUNTY MASTER PLAN WHICH IDENTIFIES FUTURE  
32 ROADS, MAJOR ROAD CORRIDOR IMPROVEMENTS, DESIGNATES ARTERIAL,

ROADS, MAJOR ROAD CORRIDOR IMPROVEMENTS, DESIGNATES ARTERIAL, COLLECTOR AND LOCAL ROADS.

2.43 ROAD, ARTERIAL. A ROAD WHICH SERVES AS A MAJOR TRAFFIC WAY AND IS IDENTIFIED ON THE MAJOR ROAD PLAN AS A PRINCIPAL OR MINOR ARTERIAL ROAD. THE ARTERIAL INTERCONNECTS COUNTY AND STATE ARTERIAL AND/OR COLLECTOR ROADS TO MOVE TRAFFIC BETWEEN LOCAL AND REGIONAL GENERATORS SUCH AS SCHOOLS, SHOPPING CENTERS AND LARGE RESIDENTIAL DEVELOPMENTS.

DESIRED CHARACTERISTICS OF ARTERIALS INCLUDE SUBSTANTIAL RIGHT-OF-WAY AND PAVING WIDTHS, GOOD VERTICAL AND HORIZONTAL ALIGNMENT, SHALLOW GRADES, HIGHER DESIGN SPEEDS, MINIMUM INTERSECTIONS TO PERMIT EFFICIENT TRAFFIC FLOW AND CONSOLIDATED ENTRANCES ALONG THEIR LENGTH TO MINIMIZE TURNING MOVEMENTS.

2.44 ROAD, COLLECTOR. A ROAD WHICH SERVES TO CARRY TRAFFIC TO OR FROM LOCAL STREETS AND CONNECTS THEM TO OTHER COLLECTOR STREETS OR TO ARTERIAL HIGHWAYS AND IS IDENTIFIED ON MAJOR ROAD PLAN AS MAJOR OR MINOR COLLECTOR ROAD.

DESIRED CHARACTERISTICS OF COLLECTOR ROADS INCLUDE GOOD VERTICAL AND HORIZONTAL ALIGNMENT, GRADES TYPICALLY NOT EXCEEDING SIX (6) PERCENT, ENGINEERING TO ALLOW MODERATE TRAVEL SPEEDS AND ACCESS POINTS AND INTERSECTIONS AT LESSER FREQUENCY THAN ALONG PURELY LOCAL ROADS.

MAJOR COLLECTOR: A MAJOR ROAD THAT PERFORMS THE FOLLOWING FUNCTIONS:

1. PROVIDES THE PRIMARY ACCESS TO ARTERIALS FOR ONE OR MORE NEIGHBORHOODS.

2. DISTRIBUTES RESIDENTIALLY-BASED TRIPS TO OR FROM COUNTY OR STATE ARTERIALS.

3. PROVIDES LIMITED TRAVEL THROUGH NEIGHBORHOODS AND USUALLY ORIGINATES OR TERMINATES EXTERNALLY.

1           4.     PROVIDES DIRECT CONNECTIONS TO RESIDENTIAL  
2 ROADS AND OTHER COLLECTORS.

3           5.     PROVIDES COLLECTION AND DISTRIBUTION ROUTES  
4 FOR BUS TRANSIT SYSTEMS.

5           MINOR COLLECTOR: A SECONDARY ROAD WITH CHARACTERISTICS  
6 SIMILAR TO THOSE FOR MAJOR COLLECTORS BUT WITH MORE DIRECT ACCESS  
7 POINTS AND PERFORMS THE FOLLOWING FUNCTIONS:

8           1.     PROVIDES DIRECT ACCESS TO MINOR ROADS AND  
9 LIMITED DIRECT DRIVEWAY ACCESS TO ABUTTING PROPERTIES.

10          2.     PROVIDES FOR INTERNAL DISTRIBUTION WITHIN A  
11 NEIGHBORHOOD OR PART OF A NEIGHBORHOOD.

12          3.     CONNECTS MINOR OR PRIMARY RESIDENTIAL ROADS TO  
13 ONE OR MORE MAJOR COLLECTORS.

14          4.     CARRIES A LIMITED AMOUNT OF THROUGH TRAFFIC:  
15 PRIMARILY LOCAL TRAFFIC.

16          2.45 ROAD, LOCAL. A ROAD WHICH COLLECTS AND DISTRIBUTES  
17 TRAFFIC WITHIN SUBDIVISIONS AND PROVIDES DIRECT ACCESS TO  
18 INDIVIDUAL LAND USES. LOCAL ROAD MAY INCLUDE PRIMARY AND MINOR  
19 RESIDENTIAL ROADS AS WELL AS BUSINESS DISTRICT ROADS.

20          BUSINESS DISTRICT ROAD: A WIDE AND STRONGLY-BUILT ROAD THAT  
21 PERFORMS THE FOLLOWING:

22          1.     PROVIDES INTERCONNECTION BETWEEN HIGHLY DEVELOPED  
23 COMMERCIAL OR INDUSTRIAL PROPERTY TO ARTERIAL ROADS.

24          2.     PROVIDES ACCESS TO INDIVIDUAL PROPERTIES COMPRISING  
25 A COMMERCIAL COMPLEX.

26          3.     CARRIES HEAVY VOLUMES OF TRUCK TRAFFIC WITHIN OR  
27 ADJACENT TO ANY LAND WHICH HAS BEEN APPROVED FOR ANY CLASS OF  
28 COMMERCIAL OR INDUSTRIAL USE.

29          PRIMARY RESIDENTIAL ROAD: A MAJOR LOCAL ROAD DISTRIBUTING  
30 AND COLLECTING TRAFFIC WITHIN LARGER RESIDENTIAL SUBDIVISIONS OR  
31 NEIGHBORHOODS, AND PERFORMING THE FOLLOWING:

1           1.     PROVIDES DIRECT ACCESS BETWEEN MINOR RESIDENTIAL  
2 ROADS AND COLLECTORS AND MINIMAL DIRECT DRIVEWAY ACCESS TO  
3 ABUTTING PROPERTIES.

4           2.     DISTRIBUTES TRAFFIC GENERATED WITHIN A NEIGHBORHOOD  
5 TO COLLECTOR ROADS.

6           3.     CARRIES A LIMITED AMOUNT OF THROUGH TRAFFIC.

7           MINOR RESIDENTIAL ROAD:     A LOCAL ROAD DISTRIBUTING AND  
8 COLLECTING TRAFFIC WITHIN RESIDENTIAL SUBDIVISIONS OR  
9 NEIGHBORHOODS, AND PERFORMING THE FOLLOWING:

10          1.     PROVIDES DIRECT DRIVEWAY ACCESS TO ABUTTING  
11 PROPERTIES.

12          2.     DISTRIBUTES TRAFFIC GENERATED WITHIN A NEIGHBORHOOD  
13 TO PRIMARY RESIDENTIAL ROADS.

14          3.     CARRIES LITTLE OR NO THROUGH TRAFFIC.

15          2.46   ROAD, PARKWAY.   AN ARTERIAL ROAD WITH SPECIFIC ACCESS  
16 AND RIGHT-OF-WAY CHARACTERISTICS APPROPRIATE TO MAJOR NEW  
17 DEVELOPMENT AREAS, DESIGNED ACCORDING TO THE CONCEPT OF A  
18 PLEASANT, INTERESTING, AND SCENIC TRAVEL EXPERIENCE.

19 Section IV. Requirements for the Subdivision of Land

20          In laying out a Subdivision, the Subdivider shall comply with  
21 the following general principals and requirements:

22 Streets and Roads

23          [4.05a.   Wherever a tract of land to be subdivided includes  
24 any part of a street or controlled access highway indicated on  
25 such Major Road Plan, the location of such street or highway  
26 shall be suitably incorporated by the Subdivider in his layout  
27 plan.   If the area or part thereof which is required for such  
28 proposed street, road or highway is not dedicated for such use,  
29 it shall be reserved for such purpose, and offered to the County  
30 or other agency for acquisition.   The County, State, or any other  
31 public agency will not, because it is required that such

1 property be reserved, be permitted to postpone the planning,  
2 developing or other action of the Subdivider, relative to such  
3 area, longer than sixty (60) days from the date that five (5)  
4 copies of the proposed subdivision layout plan are transmitted to  
5 the public agency concerned, together with a request in writing  
6 that the public agency show him the limits and extent of its  
7 proposed taking within the confines of his proposed subdivision.  
8 Any grace or extension of the sixty (60) day period shall be by  
9 mutual agreement between the two principal parties concerned.]

## 4.05

11 a. WHEREVER A TRACT OF LAND TO BE SUBDIVIDED INCLUDES  
12 ANY PART OF A ROAD INDICATED ON THE MAJOR ROAD PLAN, THE LOCATION  
13 AND CONSTRUCTION OF SUCH ROAD SHALL BE INCORPORATED BY THE  
14 SUBDIVIDER IN THE LAYOUT PLAN.

## Dimensional Standards

## [4.18 Minimum right-of-way widths:

17 a. Intercounty Thoroughfares: as indicated by the Major  
18 Road Plan but usually not less than eighty (80) feet.

19 b. Collector Streets, Intracounty Thoroughfares: sixty  
20 (60) feet; eighty (80) feet or more where frontage is intended  
21 for commercial use.

22 c. Minor Streets: fifty (50) feet.

23 d. All cul-de-sacs shall terminate in a circular area  
24 with a right-of-way diameter of not less than one hundred (100)  
25 feet, unless the Commission recommends a "T" or "Y" back-around.

26 e. Alleys: twenty (20) feet.

27 f. Crosswalkways: ten (10) feet.

28 g. Easement: ten (10) feet or such additional width as  
29 may be required for the utility involved, or to accommodate  
30 surface drainage.

1 h. Where a Subdivision is traversed by a water course,  
2 stream or other natural drainage course, the Commission will  
3 require the Subdivider to dedicate an easement area of sufficient  
4 width to adequately dispose of the surface drainage water  
5 expected in a twenty (20) year storm, and conforming  
6 substantially with the lines of such natural water course; or  
7 furnish by dedication sufficient easement or construction, or  
8 both, to safely dispose of such storm water.]

9 4.18 RIGHT-OF-WAY AND EASEMENT WIDTHS

10 a. ROADS - MINIMUM RIGHT-OF-WAY AND EASEMENT WIDTHS  
11 SHALL BE ESTABLISHED IN CONFORMANCE WITH THE CLASSIFICATIONS OF  
12 THE ROAD AND THE STANDARDS OF THE HARFORD COUNTY ROAD CODE. THE  
13 FUNCTIONAL CLASSIFICATION SHALL BE DETERMINED AS APPROVED BY THE  
14 DIRECTOR OF PLANNING AND ZONING AND THE DIRECTOR OF PUBLIC WORKS.

15 b. DRAINAGE AND UTILITY EASEMENTS - MINIMUM EASEMENT  
16 WIDTH FOR DRAINAGE AND UTILITY EASEMENTS SHALL BE FIFTEEN (15)  
17 FEET OR SUCH ADDITIONAL WIDTH AS MAY BE REQUIRED FOR THE UTILITY  
18 INVOLVED OR TO ACCOMMODATE SURFACE DRAINAGE.

19 Minimum Pavement Widths

20 Due to the diversity of development in the County, required  
21 pavement widths will necessarily vary with the character of  
22 building development and the amount of traffic encountered.  
23 Minimum street pavement widths between curbs, measured from back  
24 to back of curb, shall be as follows:

25 [4.19 Streets

26 a. Minor Streets where the average lot width at the  
27 building line is less than one hundred (100) feet and where off-  
28 street parking is provided: twenty-six (26) feet from back to  
29 back of curbs measured horizontally.

30 b. Minor Streets where the average lot width at the  
31 building line is one hundred (100) feet or more and where off-

1 street parking is provided: eighteen (18) feet with five (5) foot  
2 shoulders in addition.

3 c. Collector Road: thirty-six (36) feet for  
4 residential thoroughfares and for minor streets which in the  
5 opinion of the Commission will involve sufficient traffic and  
6 parking to justify such width.

7 d. Intracounty Secondary Roads, Roads Serving Business  
8 Districts, and Alleys: Specifications for the cross-sections on  
9 the classifications of roads indicated under this subsection as  
10 outlined by the Road Specifications.

11 e. Cul-de-sac Streets shall terminate in a paved turn-  
12 around with a minimum outside radius of forty (40) feet, or if a  
13 "T" or "Y" shaped back-around is approved by the Commission in  
14 lieu of a turn-around, such paved space shall extend the entire  
15 width of the street right-of-way, and shall be at least (12) feet  
16 wide, with the flared portions rounded by not less than ten (10)  
17 foot radii.

18 f. Provision for pavement widths greater than the  
19 minimum width specified above shall be discussed with public  
20 officials having jurisdiction, to determine whether or not public  
21 expenditures for such additional width shall be made  
22 simultaneously with the Subdivider's improvement.

23 g. Alleys: twenty (20) feet.

24 h. Walks:

25 1. Sidewalks in residential areas; four (4) feet,  
26 located as specified by the Harford County Roads Engineer, but  
27 not less than five (5) feet from the curb; five (5) feet in  
28 apartment or multi-family house developments; ten (10) feet in  
29 commercial areas.

30 2. Pavements in crosswalkways; four (4) feet.

31 i. Grades: Maximum percent:  
32



- 1 1. Collector Streets; five (5) percent.
- 2 2. Minor Streets and Alleys; ten (10) percent.
- 3 3. Crosswalks; ten (10) percent, unless
- 4 supplemented by steps.

5 j. Minimum Grade: one-half (1/2) of one (1) percent at  
6 gutter.

7 The Planning Commission may modify the above requirements  
8 where justified by exceptional conditions, pursuant to Section  
9 VII of these Regulations.]

10 4.19 PAVING WIDTHS - MINIMUM PAVING WIDTHS FOR ROADS AND  
11 SIDEWALKS SHALL BE ESTABLISHED IN CONFORMANCE WITH THE  
12 CLASSIFICATIONS OF THE ROAD AND THE STANDARDS OF THE HARFORD  
13 COUNTY ROAD CODE. THE FUNCTIONAL CLASSIFICATION OF THE ROAD  
14 SHALL BE DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING AND  
15 THE DIRECTOR OF PUBLIC WORKS.

16 Section 2. And Be It Further Enacted that this Act shall take  
17 effect sixty (60) calendar days from the date it becomes law.

18 EFFECTIVE: February 6, 1989

19  
20 *The Secretary of the Council does hereby*  
21 *certify that fifteen (15) copies of this Bill*  
22 *are immediately available for distribution to*  
23 *the public and the press.*

24 *Doris Poulsen*, Secretary

88-67

BY THE COUNCIL

BILL NO. 88-67

Read the third time.

Passed LSD 88-35 (December 6, 1988)

Failed of Passage

By Order

Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive  
for his approval this 7th day of December, 1988  
at 3:00 o'clock P.M.

Doris Poulsen, Secretary

BY THE EXECUTIVE

APPROVED:



[Signature]  
County Executive  
Date 17 5-88

BY THE COUNCIL

This Bill (No. 88-67), having been approved by the Executive  
and returned to the Council, becomes law on December 8, 1988.

Doris Poulsen, Secretary

EFFECTIVE DATE: February 6, 1989

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